



GAIL FARBER, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331

<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

August 05, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

32 August 5, 2014

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**APPROVE THE REMOVAL OF THE COMFORT STATION/RESTROOM,
COUNTY ASSET IDENTIFICATION NO. LAC00560,
AT BRACKETT FIELD AIRPORT IN THE CITY OF LA VERNE
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

This action will approve the removal of the Comfort Station/Restroom, County Asset Identification No. LAC00560, site preparation for a replacement comfort station/restroom facility; the total project cost estimate; and implement the Job Order Contract at Brackett Field Airport in the City of La Verne.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed Comfort Station/Restroom Project is categorically exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the proposed Comfort Station/Restroom Project.
2. Approve the proposed Comfort Station/Restroom Project with a total project budget in the amount of \$45,000.
3. Authorize the Director of Public Works or her designee to implement the proposed Comfort Station/Restroom Project and remove County Asset Identification No. LAC00560 from the system using a Job Order Contract at Brackett Field Airport.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to find that the proposed Comfort Station/Restroom Project is exempt from the provisions of the California Environmental Quality Act (CEQA), approve the proposed project, and authorize the Director of Public Works or her designee to carry out the proposed project using a Board-approved Job Order Contract (JOC).

The proposed project will include removal of a modular trailer-type structure of approximately 300 square feet, a comfort station/restroom, located at the aircraft-washing area at the eastern end of Brackett Field Airport, which is a County-owned fixed asset, County Asset Identification No. LAC00560. The Department of Public Works recommends to remove the Comfort Station/Restroom and perform site preparation work using a JOC. The proposed site work will include the installation of a concrete foundation; addition of an automated parking stall that complies with the Americans with Disabilities Act (ADA); and replacement of the existing water, sewer, and electrical lines to the site. The asset number will then be removed from the County inventory.

Public Works desires to remove the existing Comfort Station/Restroom at the Airport because it is in poor condition, is over 30 years old, and has reached the end of its useful life. It is no longer cost-effective to maintain the structure.

Restroom facilities are essential at this location of the Airport as they serve the various users of the aircraft-washing facilities as well as the numerous airport tenants and visitors on the eastern end of the Airport. Following the removal of the Comfort Station/Restroom, Public Works intends to acquire a prepackaged or prefabricated restroom facility and install it on the prepared site through the fixed asset procurement process. The prepackaged or prefabricated restroom facility will be ADA compliant, approximately 250 square feet in size, and have a smaller overall footprint than the current public facility. Upon installation, a new County asset identification number will be assigned to the facility.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1). Implementation of the recommended action will provide an improved and more accommodating facility for airport customers.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

Funding for the proposed project is available in the Aviation Enterprise Fund (M02) Fiscal Year 2014-15 Budget. The estimated cost to complete the removal of the Comfort Station/Restroom and site preparation work for the replacement is \$45,000, as detailed in the enclosed Project Schedule and Project Budget Summary.

Funding to acquire and install a prepackaged or prefabricated replacement restroom facility will be made available during the annual budget process.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Approval of the recommended action will allow Public Works to improve the restroom facility through the delivery of the proposed project using a Board-approved JOC.

The proposed project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the contract if it is found that the contractor offered or gave improper consideration to County employees.

The proposed project involves the removal of a fixed asset, which requires Board approval.

In accordance with the Board's Civic Art Policy adopted on December 7, 2004, and revised on December 15, 2009, the proposed project is exempt from Civic Art fees because the proposed project includes repairs and maintenance to the Airport's infrastructure and the project's budget is less than \$500,000.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt from CEQA. The proposed project, which includes the demolition of a comfort station/restroom facility and site preparation for a future purchase and installation of another fixed asset restroom facility, is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets criteria set forth in Sections 15302(c) and 15304(a) of the CEQA Guidelines and Classes 2(e) and 4(a) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, which apply to the replacement or reconstruction of existing structures and facilities and minor public alterations in the condition of land. The proposed project involves removal of an existing structure and installation of a replacement structure on the same site that will have the same purpose and capacity as the facility to be removed and minor alterations in the condition of land, including grading. No trees will be removed as part of the proposed project. Additionally, the proposed project is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the proposed project records.

Upon the Board's approval of the proposed project, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Completion of the proposed project will enhance the Airport's overall facilities and provide users with a safe, convenient, and fully ADA compliant restroom facility.

CONCLUSION

Please return one adopted copy of this Board letter to the Department of Public Works, Aviation Division. Also, please forward one adopted copy of this letter to the Auditor-Controller, General Claims Division.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:RLS:cmb

Enclosures

c: Auditor-Controller
Chief Executive Office (Rita Robinson)
County Counsel (Adrienne Byers)
Executive Office

August 5, 2014

BRACKETT FIELD AIRPORT PERIMETER FENCING REPLACEMENT

I. PROJECT SCHEDULE

Project Activity	Proposed Completion Dates
Submit approvals to Job Order Contract	August 2014
Advertise for Construction Bids	August 2014
Award Construction Contract	September 2014
Construction Start	September 2014
Final Acceptance	October 2014

II. PROJECT BUDGET SUMMARY

	Adopted Project Budget
Construction	
Low Bid Construction Contract	0
Job Order Contract	45,000
Change Orders	0
Departmental Crafts	0
Youth Employment	0
Construction Consultants	0
Miscellaneous Expense - Inspections	0
Telecomm Equip – Affixed to Building	0
Civic Arts	0
Subtotal	<u>\$45,000</u>
Consultant Services	
Site Planning	0
Hazardous Materials	0
Geotech/Soils Report and Soils Testing	0
Material Testing	0
Cost Estimating	0
Topographic Surveys	0
Construction Management	0
Construction Administration	0
Environmental	0
Move Management	0
Equipment Planning	0
Legal	0
Construction/Change Order	0
Other: Design Engineering	0
Subtotal	<u>\$0</u>
County Services	
Code Compliance Inspection	0
Quality Control Inspection	0
Design Review	0
Design Services	0
Contract Administration	0
Project Administration	0
Project Management Support Services	0
ISD Job Order Contract Management	0
DPW Job Order Contract Management	0
ISD ITS Communications	0
Project Security	0
Project Technical Support	0
Office of Affirmative Action	0
County Counsel	0
Other: Public Works Construction Inspection	0
Sheriff Job Order Contract Management	0
Subtotal	<u>\$0</u>
TOTAL	\$45,000